

Frequently Asked Questions

Where is Green Meadows?

Located at the corner of Punk Carter Pkwy and Legacy Drive, just over a mile off Dallas Parkway in Celina, Green Meadows offers quick and easy access to the Dallas North Tollway, Highway 380 and all that Collin County and DFW have to offer! The Amenity Center is located at 5500 Martin Drive Celina TX, 75009.

How Big is Green Meadows?

Green Meadows is approximately 1,400 acres and will have 4,000+ homes at full build out.

Who are the builders?

CastleRock Communities, Gehan Homes, Pacesetter Homes and **Stonehollow Homes** are building in Green Meadows on 50', 55', 60', and 65' home sites. Homes range from 1,800 – 4,500 square feet and start in the upper \$200s - \$400s.

What Schools do Green Meadows Students Attend?

Children attend the acclaimed Celina ISD, currently one of the fastest growing public school districts in the State of Texas. Due to a reputation built upon not only academic excellence, but also a wealth of state championships spread across numerous extracurricular programs, Celina ISD is preparing for and meeting the challenges that come with growth.

Green Meadows students currently attend:

- + Celina Primary School (Pre-K, K)
- + Lykins Elementary School (Grades 1-5)
- + Celina 6th Grade Center
- + Celina Junior High
- + Celina High School

**Future Phases will also include Prosper ISD schools.*

What amenities do residents have access to?

- + Resort Pool
- + 2 Large Water Slides
- + Children's Pool
- + Event Rooms
- + Fitness Center
- + Community Kitchen
- + Large Veranda Surrounding the Community Building
- + Community Amphitheater
- + Children's Playground
- + Community Gardens
- + Hike & Bike Trails

Future Planned Amenities include:

- + Onsite Daycare in Phase I
- + Tennis Courts
- + Covered Pavilion with Grill Stations & Fire Pit

Who is the HOA?

Insight Association Management runs the homeowners' association at Green Meadows. Dues include maintenance of all community amenities and common areas, community events and clubs planned by a full-time lifestyle director, and front yard lawn and landscaping maintenance.

Monthly HOA monthly fees, including front yard maintenance, are as follows:

- + 50s - \$148.00
- + 55s - \$152.00
- + 60s - \$156.00
- + 65s - \$160.00

What is the community tax rate?*

Denton County	\$0.225300
Celina ISD	\$1.640000
Smiley Road Water Control District #1	\$1.000000
Total Tax Rate	\$2.865300

**verify tax rate with builder at time of contract*

Emergency Numbers

- + Celina Police Department **972-382-2121**
- + Celina Fire Department **972-382-2653**
- + City of Celina **972-382-1222**
- + Poison Control **888-545-9089**

Local Utility Providers

- + Water & Waste **940-440-9561**
- + Electric & Gas - COSERV **940-321-7800**
- + AT&T Phone & Cable **877-728-1563**
- + Direct TV **877-611-6723**
- + Dish **888-545-9089**

This proposed development is subject to change without notice at any time and the actual improvements constructed within the development including actual road locations, lot sizes, amenities and any other improvements may vary from the renderings, site plan and images that are included in this depiction. No warranty or representation, expressed or implied, is made to the accuracy of the information contained within.

